

JEF:pm
4/10/84
IV:ORDIN1.1

ORDINANCE 111885

AN ORDINANCE relating to historic preservation, imposing controls upon the Fisher/Howell House, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on November 3, 1982, voted to approve the nomination of the Fisher/Howell House at 2819 Franklin Avenue East in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on December 15, 1982, the Board voted to approve the designation of the Fisher/Howell House as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 16, 1983, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Fisher/Howell House more particularly described as:

Block 21, Lot 17, Denny-Fuhrman Addition
to the City of Seattle

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

1.) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;
is hereby acknowledged.

1 Section 2. The following controls upon alteration of the
2 landmark are hereby imposed.

3 A Certificate of Approval must be obtained or the time for
4 denying a Certificate of Approval must have expired before the
5 owner may make alterations to:

6 1.) The entire exterior of the structure; and

7 2.) The site from the front of the house to the street.

8 Any in-kind maintenance and repair of the above features and
9 characteristics shall be excluded from the Certificate of
Approval requirement.

10 Section 3. The following incentives are potentially
11 available to the owner although the listing is not inclusive:

12 1.) Section 24.74.020 of the Seattle Municipal Code,
13 entitled Special Exceptions, and SMC Sections 23.44.26
14 and 23.45.124 entitled Administrative Conditional Uses,
15 authorize, on an application basis, certain uses not
16 otherwise permitted within the zone in which the
Landmark is located.

17 2.) Historic Preservation Grants-in-Aid funds, on an
18 application basis, should the property be entered
19 in the National Register of Historic Places; and

20 3.) Benefits available under the Tax Reform Act of 1976
21 and the Economic Recovery Act of 1981 and its
22 amendments should the property be entered in the
National Register of Historic Places.

23 4.) Building and Energy Code exceptions on an application
24 basis.

25 Section 4. Enforcement of this Ordinance and penalties for
26 its violation shall be as provided in Section 25.12.910 of the
27 Seattle Municipal Code.

1 Section 5. The City Clerk is hereby directed to record
2 this ordinance with the King County Director of Records and
3 Elections, deliver two copies to the City Historic
4 Preservation Officer, 400 Yesler Building, and deliver one copy
5 to the Director of the Department of Construction and Land Use.
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

(To be used for all Ordinances except Emergency.)

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10th day of September, 1984,
and signed by me in open session in authentication of its passage this 10th day of
September, 1984.

Harmon B. Rice
President of the City Council.

Approved by me this 17th day of September, 1984.

Charles Roy
Mayor.

Filed by me this 18th day of September, 1984.

Attest: *Jim Hill*
City Comptroller and City Clerk.

(SEAL)

Published

By *Pat Dull*
Deputy Clerk.